



ENVISION  
ASHOE  
2040

Envision Washoe SC Meeting #6  
9 February 2023

# Agenda

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- I. Schedule Update
- II. Envision Washoe 2040 Work Draft Review
- III. Area Plans Questionnaire Summary Review
- IV. Action Items & Next Steps



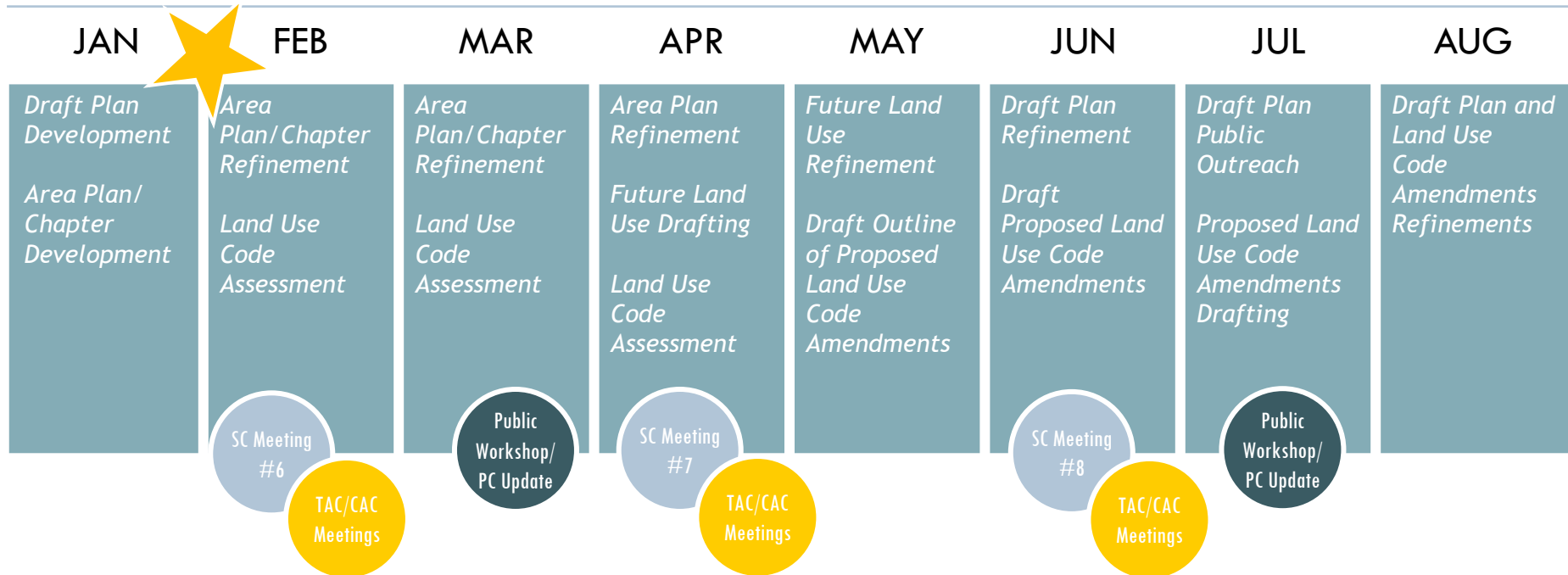
## Schedule Review

# 2023 Updated Timeline

**SC:** Steering Committee

**TAC:** Technical Advisory Committee

**CAC:** Community Advisory Committee







## Envision Washoe 2040 Working Draft

Reactions, Thoughts, and Discussion

# Plan Structure

## Concepts Integration

### Concepts Integration:

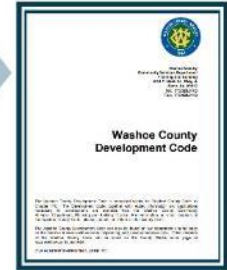
6 Elements of the Existing Comprehensive Plan



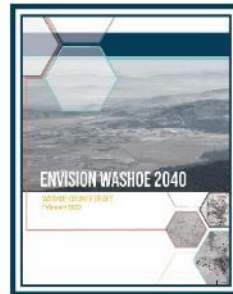
Where the content is being integrated

Detailed information / standards

Visions, goals, policies, and actions



### Envision Washoe 2040 Chapters



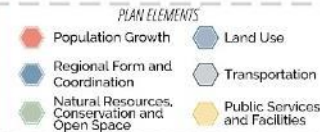
#### CHAPTER 1: FOUNDATION

WHAT ARE WE DOING AND HOW DID WE GET HERE?

1. PLANNING IN WASHOE COUNTY
  - HISTORY OF PLANNING AREAS
2. PROCESS AND ENGAGEMENT
3. EXISTING CONDITIONS
4. PLAN HIERARCHY

#### CHAPTER 2: VISION

OUR PLAN FOR BUILDING ON AND MAINTAINING COMMUNITY CHARACTER IN WASHOE COUNTY.



- BY AREA
1. ELEMENTS, GOALS AND POLICIES
  2. PLAN AREAS
    - CHARACTER STATEMENT
    - IMAGERY
    - GOALS AND POLICIES

#### CHAPTER 3: IMPLEMENTATION

PUTTING THE PLAN INTO ACTION.

- BY AREA
1. ELEMENTS
    - ACTION ITEMS
  2. TARGETED PLANNING AREAS
    - ACTION ITEMS

# Chapter 1 | Foundation

- I. What is the Plan?
  - I. Connection to Other Plans and Documents
  - II. Plan Hierarchy
  - III. Goals/Objectives for the Update
- II. Process and Engagement
- III. Existing Conditions
- IV. Area Plans Description
  - a. History of Plan Development
  - b. How They Have Affected Development and Growth
  - c. Key Issues

01

## FOUNDATION

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### CHAPTER 1: FOUNDATION

WHAT ARE WE DOING AND  
HOW DID WE GET HERE?

- 1. PLANNING IN WASHOE COUNTY
  - HISTORY OF PLANNING AREAS
- 2. PROCESS AND ENGAGEMENT
- 3. EXISTING CONDITIONS
- 4. PLAN HIERARCHY

# Chapter 2 | Vision

- I. Elements (as tiered from Regional Plan)
  - a. Population Growth
  - b. Regional Form and Coordination
  - c. Natural Resources, Conservation, and Open Space
  - d. Public Services and Facilities
  - e. Land Use
  - f. Transportation

02

## VISION

*This chapter includes a vision for the Washoe County community, categorized into different elements that make up the plan. The elements described in this chapter will explore the population, regional form & coordination, natural resources and open space, public facilities & services, land use and transportation. Each element of the community will have goals that establish a way forward. This chapter will also include updates and incorporation from the existing area plans for Washoe County. Each area plan will establish a character statement describing communities existing and desired feel and then explore the area's key opportunities and issues. Each area plan will list goals for the future based on the community input received over the course of this plan update and establish adjoining policies that will assist in achieving those goals.*

**CHAPTER 2: VISION**  
OUR PLAN FOR BUILDING ON  
AND MAINTAINING COMMUNITY  
CHARACTER IN WASHOE COUNTY.

### PLAN ELEMENTS

- |  |  |
|--|--|
|  Regional Form and Coordination                 |  Land Use                       |
|  Natural Resources, Conservation and Open Space |  Public Services and Facilities |
|  Transportation                                 |  Population and Housing         |

- BY AREA
1. ELEMENTS, GOALS AND POLICIES
  2. PLAN AREAS
    - CHARACTER STATEMENT
    - IMAGERY
    - GOALS AND POLICIES



# Chapter 2 | Vision

- I. Existing Conditions
- II. Principles and Policies
  - I. Introduction
  - II. Key Indicators
  - III. Relevant Plans (linked)
  - IV. Principles & Policies



## 01 POPULATION GROWTH

2020 Consensus Forecast indicates that the overall population of

is between the  
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and available  
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Washoe County  
Washoe County  
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2021)  
Source:  
Date:

IN WASHOE



### PRINCIPLES AND POLICIES INTRODUCTION IN PROGRESS

#### KEY INDICATORS

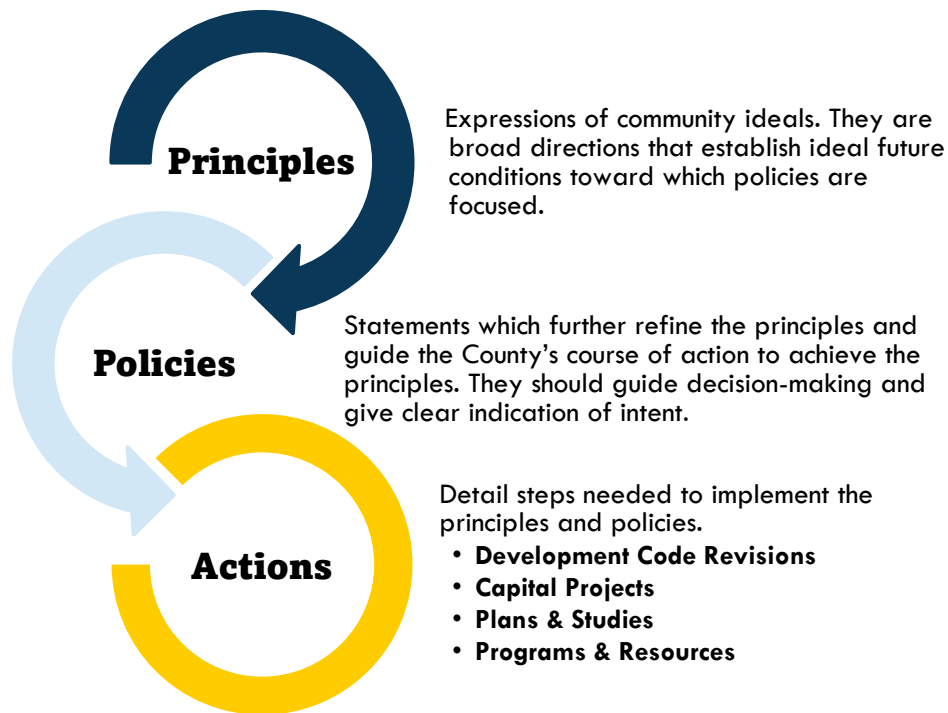
#### RELEVANT PLANS

- *Truckee Meadows Regional Plan (Regional Plan)*
- *Truckee Meadows Regional Strategy for Affordable Housing (TMRSHA)*

Principle 1. Support ongoing regional initiatives to address housing needs for the moderate and low income, special needs, and senior populations.

11. Coordinate with TMRPA to ensure the most recent population data is the foundation of our planning efforts.
12. *Utilize the consensus forecast to develop and support the Principles and Policies relevant to Housing, Land Use, Transportation, Public Services and Facilities, and Natural Resources.*
13. Utilize the analysis and data found in the TMRSHA as the foundation for developing housing policy and support that plan's full implementation.
14. Continue to work with regional partners through the Washoe County HOME Consortium to support housing with attached services.
15. Continue to work with advocacy groups that assist people with special housing needs such as the Northern Nevada Center for Independent Living.
16. *Strategically utilize the Washoe County Affordable Housing Trust Fund to further the implementation of the TMRSHA and the policies of this master plan.*

# Chapter 2 | Vision



## 01

## POPULATION GROWTH

**Principle 2.** Coordinate population growth with the availability of water, sanitary sewer, streets and highways, and other public facilities and services.

- 2.1. Promote development of affordable and workforce housing near services, schools, jobs, and transportation using mixed-use and higher density development.
- 2.2. Direct development of greater than 1 unit per five acres into the TMSA where it can utilize planned local and regional infrastructure.

**Principle 3.** Use a balanced set of tools to increase and maintain the diversity of housing types across all income levels and to facilitate more affordable and workforce housing.

- 3.1. Allow for more flexibility in the zoning, building, and land use regulations to enable more housing types to be built throughout the community.
- 3.2. Streamline the development process by offering regulatory and/or financial incentives.
- 3.3. Reduce regulatory barriers to the provision of affordable and workforce housing.
- 3.4. Annually monitor and reevaluate the fees associated with housing development.
- 3.5. Access the county's real estate holdings for the potential to provide sites for affordable housing.
- 3.6. Provide incentives for the provision of workforce housing in areas where public services, transportation, and/or environmental improvements are provided.
- 3.7. Support accessory dwelling units as a method of providing affordable and workforce housing.
- 3.8. Require a mixture of housing types (i.e. product types, unit sizes, and price points) in large development applications seeking master plan amendments and/or planned unit development approval.
- 3.9. Disperse affordable and attainable housing throughout developments and neighborhoods.
- 3.10. Support regional programs that assist community members in obtaining access to home rental and home ownership opportunities, including rehabilitation and homeownership.
- 3.11. Ensure that rental properties are valued as appropriate and valuable options for community members to access housing.

# Working Draft Reactions

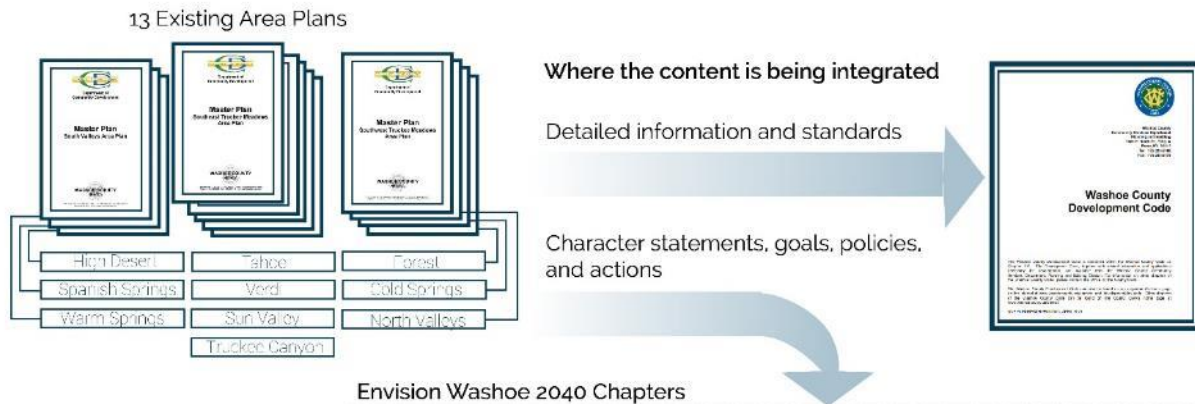
- A. Are there any sections which are **missing** or that **need more focus**?
- B. Are there any **principles or policies** that are **missing**?
- C. Is the **format, graphics, and flow** of the sections easy to follow and understand?
- D. Are there any **additional graphics/maps** which would be useful to include?



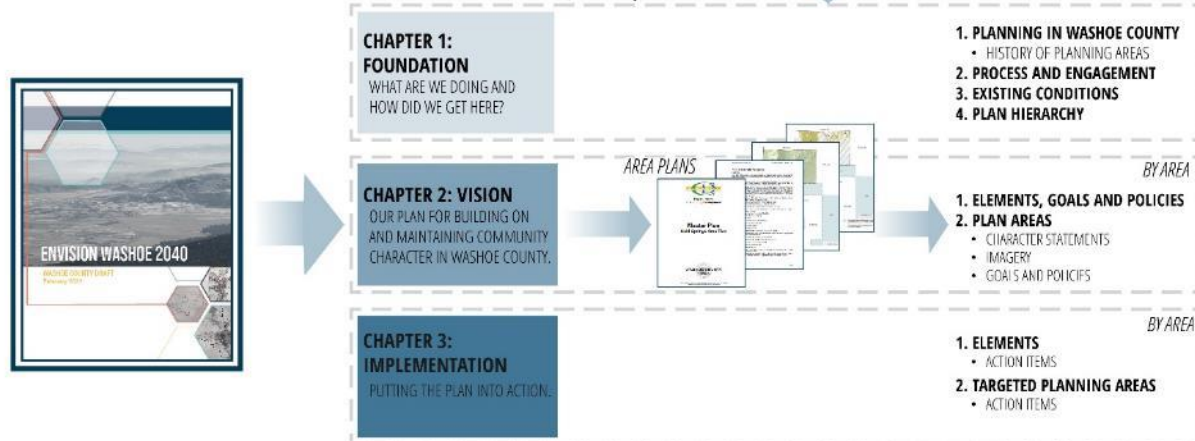
# Where we are going...

## Area Plans Integration

### Area Plan Integration:



### Envision Washoe 2040 Chapters





# Chapter 2 | Vision


- I. Specific Area Plans
  - a. Character Statement
  - b. Imagery
  - c. Key Issues and Opportunities
  - d. Overall Goals
  - e. Unique Policies for Each

COLD SPRINGS

SUBURBAN

Community Image Placeholder

[Please send a representative community image of your area]



HISTORY & EXISTING CONDITIONS

[Describe the history of area, how development has occurred, land uses, key features.]

CHAPTER 2: VISION

OUR PLAN FOR BUILDING ON AND MAINTAINING COMMUNITY CHARACTER IN WASHOE COUNTY.

PLAN ELEMENTS

Regional Form and Coordination

Natural Resources, Conservation and Open Space

Transportation

Land Use

Public Services and Facilities

Population and Housing

1. ELEMENTS, GOALS AND POLICIES

2. PLAN AREAS

• CHARACTER STATEMENT

• IMAGERY

• GOALS AND POLICIES

P. 74 ENVISION WASHOE COUNTY 2040 MASTER PLAN

# Chapter 2 | Character Areas

## COLD SPRINGS

SUBURBAN

### Community Image Placeholder

[Please send a representative community image of your area.]



### HISTORY & EXISTING CONDITIONS

[Describe the history of area, how development has occurred, land uses, key features.]

P. 74 ENVISION WASH CO. COUNTY 2040 MASTER PLAN

Map depicting location of issues/opportunities (to be completed by County and consultant)

Legend Placeholder



### CHARACTER STATEMENT:

[Please include a refined version of the existing vision and character statement from the area plan.]

### KEY ISSUES & OPPORTUNITIES ADDRESSED

[Describe the opportunities for improvement and the constraints for future development specific to your area. A preliminary list of opportunities and constraints has been included based off the responses from Questionnaire #2.]

#### OPPORTUNITIES

- Increase schools to provide safe corridors for children and families
- Preservation of scenic views as a public amenity

#### CONSTRAINTS

- Traffic on Highway 20
- Lack of access to services for new development
- Fire hazards along Wildland Urban Interface

CHAPTER 2: VISION P. 75

## COLD SPRINGS

SUBURBAN

### Community Image Placeholder

[Please send a representative community image of your area.]



### KEY ISSUES & OPPORTUNITIES ADDRESSED

[Add any additional area-specific opportunities for improvement and/or constraints for future development.]

### Existing and Desired Future Conditions Snapshot

(continued from Questionnaire #2)

GENERALLY ABSENT MODERATELY PRESENT GENERALLY PRESENT HIGHLY DESIRED



P. 76 ENVISION WASH CO. COUNTY 2040 MASTER PLAN

### PRIORITY PRINCIPLES & POLICIES

[The below principles and policies were identified as priorities in Questionnaire #2. Please identify the top 5 to 8 priorities for your area using the list below or any other policies you feel are missing.]

Goal: Preserve scenic views.

- Policy
- Policy

Goal: Implement dark sky standards.

- Policy
- Policy

Goal: Create design standards for industrial and commercial development tailored to the character of the area.

- Policy
- Policy

Goal: Promote use of renewable energy generation including solar, wind, and geothermal.

Goal: Address water use and water resource management.

Goal: Improve traffic and road infrastructure (public connectivity/enforcement).

Goal: Support sustainable and responsible growth.

Goal: Beautification.

Goal: Develop sufficient infrastructure for current development.

Goal: Encourage local business development.

### PRIORITY IMPLEMENTATION ACTIONS

[Please insert 5 to 8 action items that could address the priorities from the section above.]

CHAPTER 2: VISION P. 77



## **Area Plans Questionnaire Summary**

**Questionnaire #2 Summary and Key Takeaways**

# Overview

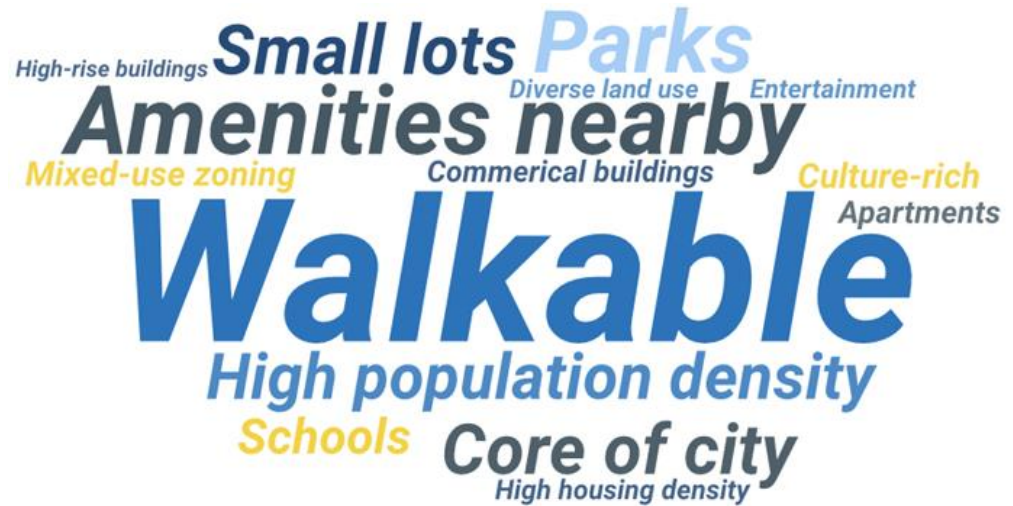
- Open June 23<sup>rd</sup> through August 30<sup>th</sup>
- Respondents were asked to select the area they live in, and answer questions based on their area.

Area	Number of Responses
Cold Springs	36
Forest	8
High Desert	12
North Valleys	61
Northeast Truckee Meadows	4
Northwest Truckee Meadows	22
Reno*	117
South Valleys	55
Southeast Truckee Meadows	32
Southwest Truckee Meadows	47
Spanish Springs	61
Sparks*	40
Sun Valley	27
Tahoe	22
Truckee Canyon	1
Verdi	21
Warm Springs	27
Total	571



# What does it mean to be urban?

- The area is **walkable** and **cyclable** with **nearby amenities** such as schools, workplaces, and grocery stores.
- Consists of **tall buildings**.
- The housing is **high-density**, which indicates high population density in the area.



# What does it mean to be suburban?

- The **transition** from Urban to Rural.
- Predominantly **single-family homes** in planned communities with enough space for yards, vehicles, and storage.
- Residents are **car-dependent**.



# What does it mean to be rural?

- **Large lots** of at least 40 acres with wide-open space used for **farming, livestock, or wildlife** preservation.
- **Dark skies** and are quiet places.
- **Not connected to municipal services**, instead using well water and septic systems.
- Low population



# What is the character of each area?

The graphic below summarizes which category respondents from each area would characterize themselves as:



**Rural**

- Cold Springs
- Forest
- High Desert
- North Valleys
- South Valleys
- Tahoe
- Truckee Canyon
- Verdi
- Warm Springs



**Suburban**

- Northeast Truckee Meadows
- Northwest Truckee Meadows
- Reno\*
- Southeast Truckee Meadows
- Southwest Truckee Meadows
- Spanish Springs
- Sun Valley



**Urban**

- Reno\*
- Sparks\*



# Questionnaire #2 Results Reactions

A. Do the results **surprise** you?





## Action Items & Next Steps

# Revisions

- **Due February 27<sup>th</sup>**
- Review and comment on Chapter 1 format and graphics
  - *Content will continue to be added as we move through the process*
- Review and comment on Chapter 2 focusing on principles and policies.
  - Is there anything missing?

# Next Steps & Upcoming Events

- **Chapters 1 and 2 refinement**
  - Character area development
- **Photo & idea contest**
  - Email photos of your area to  
[EnvisionWashoe2040@washoecounty.gov](mailto:EnvisionWashoe2040@washoecounty.gov)
- **Character area workshops**
  - Last week in March